

The Wethersfield Historic District Commission held a Public Hearing on August 27, 2013 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Robert Garrey, Chairperson
Michael Rell, Vice Chairperson
John Maycock, Clerk
Douglas Ovian
Mark Raymond
Cynthia Greenblatt, Alternate
Lisa Wurzer, Alternate

Members Absent: None

Also Present: Kristin Stearley, Historic District Coordinator
Linda Messina, Recording Secretary

Commissioner Garrey called the meeting to order at 7:30 PM, and read the opening comments. Commissioner Maycock, Clerk, read the Legal Notice as it appeared in the *Rare Reminder* on August 15, 2013.

APPLICATION NO. 4184-13. Doug Schumann and April Brackett seek to recertify a previously approved and now expired Certificate of Appropriateness number 3878-10 for the construction of a two (2) story addition approximately 22'x26' on the rear of the property at 66 Center Street.

Doug Schumann and April Brackett, 66 Center Street, appeared before the Commission. This application was previously approved in 2010 with five stipulations:

1. Siding shall be wood and shall match the existing reveal.
2. The trim shall be wood and shall match the existing design.
3. The windows shall be Anderson Fibrex material and light patterns shall be 6/1 or 4/1 depending on size.
4. The door shall be SDL with muntins permanently affixed to the exterior.
5. The stairs shall be concrete with a wrought iron railing.

There are no changes to the original design. They would like to keep everything as was previously approved. Drawings and plot plans were submitted. It is a 22'x26' footprint. They are not changing the existing windows. The roof will match existing. They will use carriage style lighting in black.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4185-13. Matthew and Corey Hunton seek to modify the design and location of windows and doors on the rear of the property, install new windows and doors on the rear of the property, install lighting, and install fencing at 14 Warner Place.

Matthew and Corey Hunton, 14 Warner Place, appeared before the Commission. Photos were submitted. On the left gable side and the back side of the house, they are moving doors and windows around. They will remove the rear window to the left on the side of the annex and replace it with cedar clapboard to match existing. On the rear of the house, they will get rid of the 2nd story deck and they would like to shift doors and windows around. In 2005, Harvey Majesty windows were approved and installed. Harvey Majesty doors and windows will be used for all proposed doors and windows. They will match the existing or reuse existing windows where possible. The window on the rear of the annex will be removed. The hardware will be period specific on the doors. They would like to extend the existing fence and put in a white picket fence. There will be two standard swinging gates that match the fence panels with traditional hardware. They will install lighting by the front door and along the back side of the house. A photo of lighting was submitted. There is also an existing light post covered by vegetation now which will be replaced. They are interested in installing a dog door in the back annex area, most likely in the door.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application.

Bruce Henley, 27 Warner Place, voiced concerns about the application.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4186-13. Rebecca Dias seeks to construct a wood privacy fence in 6' and 4' heights with transition pieces at 33 Harmund Place.

Daniel and Rebecca Dias, 33 Harmund Place, appeared before the Commission. A plot plan was submitted. They would like to install a 6' privacy fence with no transition pieces. They would like to use a dog ear fence instead of a stockade fence. There will be no exposed posts and they will use standard hardware. There will be two matching standard 36" gates, one to the right side by the garage and one back gate. The neighbor has an existing chain link fence. The wood fence will be next to the chain link fence.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4187-13. Peter Hinman seeks to demolish the existing gutters and soffits, replace the soffits, and install "k" style aluminum gutters with leaders at 31 State Street.

Peter Hinman, 31 State Street, appeared before the Commission. Photos were submitted. The house is vinyl sided and has casement windows. The existing wood and tin gutter system has failed and water got into the soffit box and it fell apart. The first floor rear has aluminum "k" style gutters and he would like to rebuild the soffit and replace all wood gutters with "k" style aluminum gutters. The downspouts will be in the same locations. The soffit will be Azek.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4188-13. Williamsburg Condominium Association seeks to remove the existing cedar clapboard, cedar shake, and T-111 siding and replace with a composite or vinyl siding at 1-31 Spring Street and 10-12 Wells Road.

Katie Anderson, KP Management, representing Williamsburg Condominium Association, 1-31 Spring Street and 10-12 Wells Road, appeared before the Commission. They would like to replace the siding for the main buildings and the garages, for the rear only. This application is for the back of Spring Street and the attached garages on Spring Street. The rear has shake style siding. They have two potential products. One is a vinyl product. The Board does not like this product but it is very cost effective. The second option is a James Hardy cement board. It is available in a plank style so it can be used in the front. They would use the Hardy plank cedar shake for the rear of the building. It would be an even mount and it will be pre-primed and then painted to match the existing color.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4189-13. Cactus Design LLC seeks to amend Certificate of Appropriateness number 4157-13 to reduce the trellis over the rear deck by 100 square feet at 65 Robbinswood Drive.

Gary Vivian, 43 Old Pewter Lane, appeared before the Commission. There are restrictions if there is a roof over the deck. Originally, one building inspector stated that the trellis work wasn't considered a hard surface; however, a different building inspector interpreted the trellis work as a hard structure so they were over the allowable amount of lot coverage. They have reduced the trellis work by one 10' piece on one side and will not have a cover over the deck. The posts will remain.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

Upon motion by Commissioner Maycock seconded by Commissioner Ovian, and a poll of the Commission, it was voted to close the public hearing and to open the public meeting.

Aye: Garrey, Rell, Maycock, Raymond, Ovian

APPLICATION NO. 4184-13. Doug Schumann and April Brackett seek to recertify a previously approved and now expired Certificate of Appropriateness number 3878-10 for the construction of a two (2) story addition approximately 22'x26' on the rear of the property at 66 Center Street.

Upon motion by Commissioner Ovian seconded by Commissioner Maycock and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Ovian stated that it's a beautiful design for a house like that. It steps in on each side. It has lots of details. It's not just a big box on the back. All three sides have attractive looking attributes. It's worth giving them another opportunity to get the project off the ground.

Commissioner Garrey stated that even though this particular house doesn't have a lot of detail, the original house, it's very Hubbard-like.

Aye: Garrey, Rell, Maycock, Raymond, Ovian

APPLICATION NO. 4185-13. Matthew and Corey Hunton seek to modify the design and location of windows and doors on the rear of the property, install new windows and doors on the rear of the property, install lighting, and install fencing at 14 Warner Place.

Upon motion by Commissioner Maycock seconded by Commissioner Ovian and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Garrey stated that this is such a beautiful house. He was a little bit skeptical of the removal of the windows on the annex. The rear is usually north and east facing. You only get a glancing view of that. It's a triple bank of windows.

Commissioner Ovian stated that they have seen a lot of "Ls" that are windowless because typically they were service areas of old houses and in new houses, they are one of the few places where you can get a blank wall for items in your kitchen. What you give up in the windows, the relocation of the windows is so attractive and is a positive. You want light patterns that are as close as possible to the other size of the light patterns.

Commissioner Greenblatt stated that all windows were drawn as 9/9 which is incorrect. It's a beautiful improvement over what's there.

Commissioner Rell stated that this is a historically significant house.

Commissioner Wurzer stated that if all the other windows are 12/12, will they be able to fit them?

Commissioner Raymond stated that there are four windows being re-utilized, but there is a stack of windows and he didn't see specs on those, but we don't have measurements on it or what it looks like.

Aye: Garrey, Rell, Maycock, Ovian

Abstain: Raymond

APPLICATION NO. 4186-13. Rebecca Dias seeks to construct a wood privacy fence in 6' and 4' heights with transition pieces at 33 Harmund Place.

Upon motion by Commissioner Raymond seconded by Commissioner Maycock and a poll of the Commission, it was voted to TABLE the application.

Discussion

Commissioner Garrey stated that they need to know exactly where it lies. They might want to talk to the neighbor about removing the chain link fence.

Commissioner Raymond stated that he loves the fence, but there can't be two fences side-by-side.

Commissioner Wurzer stated that the removal of the fence would be at their expense, not the neighbor's.

Aye: Garrey, Rell, Maycock, Raymond, Ovian

APPLICATION NO. 4187-13. Peter Hinman seeks to demolish the existing gutters and soffits, replace the soffits, and install "k" style aluminum gutters with leaders at 31 State Street.

Upon motion by Commissioner Maycock seconded by Commissioner Garrey and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

1. Rebuild soffits to original design using "k" style gutters. Material will be Azek.
2. Downspouts shall match existing.
3. Crown molding shall be finished out to cover ends of the "k" style gutters.

Discussion

Commissioner Ovian states that he doesn't know if you intend to have him match existing or match the existing repair on the back.

Commissioner Garrey stated that there are not many of these Yankee gutter systems left. It's a standard "k" style gutter. The only concern is how the crown molding is going to cap the "k" style gutter.

Commissioner Greenblatt stated that the applicant's intent is to try and replicate it.

Commissioner Wurzer stated that it seems as if he's doing the work himself.

Aye: Garrey, Rell, Maycock, Raymond, Ovian

APPLICATION NO. 4188-13. Williamsburg Condominium Association seeks to remove the existing cedar clapboard, cedar shake, and T-111 siding and replace with a composite or vinyl siding at 1-31 Spring Street and 10-12 Wells Road.

Upon motion by Commissioner Maycock seconded by Commissioner Rell and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

1. The only material being replaced shall be the cedar shake on the rear of building in Hardy Board shake style.
2. Size and reveal will match existing.
3. Material will be pre-primed and finish painted.

Discussion

Commissioner Garrey stated that for this particular application, there is very little impact because of the limited visibility. The Hardy Board is a very nice product.

Aye: Garrey, Rell, Maycock, Raymond, Ovian

APPLICATION NO. 4189-13. Cactus Design LLC seeks to amend Certificate of Appropriateness number 4157-13 to reduce the trellis over the rear deck by 100 square feet at 65 Robbinswood Drive.

Upon motion by Commissioner Maycock seconded by Commissioner Raymond and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Garrey stated that this is not really a public view.

Commissioner Raymond stated that he liked the original design better.

Commissioner Ovian stated that this looks better the way it was originally.

Aye: Garrey, Rell, Maycock, Raymond, Ovian

MINUTES OF JUNE 11, 2013

Upon motion by Commissioner Wurzer, seconded by Commissioner Ovian and a poll of the Commission, it was voted to APPROVE the minutes of the June 11, 2013 meeting.

Aye: Garrey, Ovian, Wurzer

MINUTES OF AUGUST 13, 2013

Upon motion by Commissioner Maycock, seconded by Commissioner Rell and a poll of the Commission, it was voted to APPROVE the minutes of the August 13, 2013 meeting.

Aye: Garrey, Rell, Maycock, Greenblatt, Ovian

OTHER BUSINESS

Public comments on general matters of the Historic District

None.

Report of the Historic District Coordinator

1. Kristin sent an email to the Commission regarding her meeting last week. Work will begin in December to dredge the Cove. There will be a construction trailer located in the Cove parking lot while the dredging occurs. The dredging should only take about 3-4 weeks so it should not max out the 180 days which would require HDC approval for the trailer.
2. The next meeting will include applications for building on the two lots on Jordan Lane. There is a rear lot and a front lot. There are two houses proposed. The contractor will have it staked out by the end of the week.

Correspondence

None.

ADJOURNMENT

Upon motion by Commissioner Maycock, seconded by Commissioner Raymond and a poll of the Commission, it was voted to ADJOURN the meeting at 9:36 PM.

Aye: Garrey, Rell, Maycock, Raymond, Ovian

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

John Maycock
-Clerk -